



Metropolitan Washington Council, AFL-CIO

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TESTIMONY OF RICK POWELL ON BEHALF OF JOSLYN N. WILLIAMS, PRESIDENT OF THE METROPOLITAN WASHINGTON COUNCIL, AFL-CIO IN SUPPORT OF MANDATORY INCLUSIONARY ZONING, Z.C. CASE NO. 04-33A, OCTOBER 5, 2006

MY NAME IS RICK POWELL AND I AM THE POLITICAL/LEGISLATIVE COORDINATOR FOR THE METROPOLITAN WASHINGTON COUNCIL AFL-CIO THAT IS MADE UP OF 175 DIFFERENT LABOR UNIONS REPRESENTING 40,000 UNION HOUSEHOLDS IN THE DISTRICT OF COLUMBIA. I AM HERE TODAY TO TESTIFY IN SUPPORT OF MANDATORY INCLUSIONARY ZONING RECENTLY ADOPTED BY THIS COMMISSION, WHICH WOULD REQUIRE NEW RESIDENTIAL DEVELOPMENT TO INCLUDE A PORTION OF AFFORDABLE HOMES IN EXCHANGE FOR CERTAIN ZONING VARIANCES.

REPRESENTING WORKING FAMILIES IN THE DISTRICT OF COLUMBIA IT GOES WITHOUT SAYING THAT THE ABILITY TO OWN AND RENT HOMES IN THE CITY IS OF VITAL IMPORTANCE TO US. INCOME LEVELS AMONG UNION WORKERS HAVE NOT KEPT PACE WITH THE COST OF HOUSING AND NEW HOUSING DEVELOPMENT HAS NOT CATERED TO LOW AND MIDDLE INCOME EARNERS, THE "WORKING MIDDLE CLASS". THE MEN AND WOMEN THAT WORK HERE SHOULD BE ABLE TO OWN OR RENT A HOME HERE AND MANDATORY INCLUSIONARY ZONING IS ONE WAY TO MAKE THAT HAPPEN BY PROVIDING AFFORDABLE HOMES TO WORKING PEOPLE.

WE SUPPORT THE D.C. OFFICE OF PLANNING PROPOSED M I Z MAP BECAUSE IT IS A GOOD FIRST STEP TO EQUITABLY APPLYING MANDATORY INCLUSIONARY ZONING THROUGHOUT THE CITY. WE DO HOWEVER STRONGLY REQUEST THAT THE ZONING COMMISSION APPLY INCLUSIONARY ZONING TO AS MANY PARTS OF THE CITY AS FEASIBLE INCLUDING "HISTORIC DISTRICTS", BASED UPON SPECIFIC MAPPED AREAS AS PROPOSED BY THE OFFICE OF PLANNING. WE BELIEVE THAT IF IMPLEMENTED EFFECTIVELY

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DC OFFICE OF ZONING

RECEIVED

CASE NO. 04-33A

EXHIBIT NO. 43

ZONING COMMISSION
District of Columbia

CASE NO. 04-33A

EXHIBIT NO. 43

2.

AND EXPEDITIOUSLY, THIS WILL BE ONE OF MANY TOOLS THAT CAN BE USED TO INCREASE THE NUMBER AFFORDABLE HOMES (FOR RENT OR SALE) FOR WORKING FAMILIES THAT DESIRES TO LIVE IN D C

IF WE ARE SERIOUS ABOUT DIVERSITY IN THE NATION'S CAPITAL WE CAN NO LONGER LIVE IN RACIALLY AND ECONOMICALLY DIVIDED COMMUNITIES. FUTURE POLICY DEMANDS THAT WE INSTITUTE PROGRAMS SUCH AS MANDATORY INCLUSIONARY ZONING, WHICH COVERS EVERY NEIGHBORHOOD TO MAKE US TRULY ONE CITY.

THE D.C OFFICE OF PLANNING SHOWED HOW MANDATORY INCLUSIONARY ZONING WOULD HAVE A MINIMAL IMPACT ON MOST NEIGHBORHOODS WHILE PRESERVING ITS CHARACTER

OTHER BENEFITS OF MANDATORY INCLUSIONARY ZONING INCLUDE

- PRODUCING AFFORDABLE HOUSING FOR LOWER AND MIDDLE INCOME WORKERS THE "WORKING MIDDLE CLASS";
- SUPPORTING THE CREATION OF MIXED INCOME COMMUNITIES
- PREVENTING RISING HOUSING COSTS FROM DRIVING OUT LOWER AND MODERATE INCOME RESIDENTS, AND
- LEVERAGING THE EXPERTISE AND CAPACITY OF THE PRIVATE MARKET TO DEVELOP AFFORDABLE HOUSING.

FOR YEARS THE METROPOLITAN WASHINGTON COUNCIL AFL-CIO HAVE PURSED THIS AFFORDABLE HOUSING POLICY ALONG WITH OUR ALLIES SUCH AS ACORN, JEWS UNITED FOR JUSTICE, AFFORDABLE HOUSING ALLIANCE AND MANY OTHERS. TODAY WE MOVE ONE STEP CLOSER TO REACHING OUR GOAL OF PROVIDING LOW TO MODERATE INCOME

3.

EARNERS THE "WORKING MIDDLE CLASS" THE OPPORTUNITY
TO RENT OR BUY HOMES IN THE DISTRICT OF COLUMBIA
THANK YOU FOR ALLOWING ME TO TESTIFY BEFORE YOU
THIS EVENING I WOULD BE HAPPY TO ANSWER ANY
QUESTIONS THAT YOU MAY HAVE.

ADDENDUM. COMMISSIONER WOOD ASKED THE QUESTION
ABOUT REQUIRING M.I.Z. IN R2 ZONED AREAS MY ANSWER IS
THAT MANDATORY INCLUSIONARY ZONING SHOULD BE
REQUIRED IN ALL AREAS OF THE CITY WHERE FEASIBLE
INCLUDING R2 ZONED AREAS